

MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY COMMISSION MEETING HELD ON WEDNESDAY APRIL 18, 2018 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.

MADAM CHAIR: Tonita Gurulé-Girón

COMMISSIONERS: David Ulibarri Jr.
David Romero
Vince Howell
Ember Davis
Barbara Casey

ALSO PRESENT:

Barbara Padilla, Interim Housing Director
David Silva, Acting City Attorney
Natasha Martinez-Padilla, Finance Specialist

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Madam Chair Gurulé-Girón asked Commissioner Vince Howell to offer the moment of silence. Commissioner Howell offered a moment of silence.

APPROVAL OF AGENDA

Commissioner Barbara Casey made a motion to approve the agenda as is presented. Commissioner David Romero and Commissioner David Romero seconded the motion.

Madam Chair Gurulé-Girón asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Ulibarri Jr.	Yes
Commissioner David Romero	Yes
Commissioner Ember Davis	Yes
Commissioner Vince Howell	Yes
Commissioner Barbara Casey	Yes

Barbara Padilla re-read the motion and advised the motion carried.

APPROVAL OF MINUTES

Commissioner Barbara Casey made a motion to approve the minutes of March 21, 2018, with minor corrections having been submitted and corrected. Commissioner David Romero seconded the motion.

Madam Chair Gurulé-Girón asked for a roll call. Roll call was taken and reflected the following.

Commissioner Barbara Casey	Yes
Commissioner Vince Howell	Yes
Commissioner David Romero	Yes
Commissioner Ember Davis	Yes
Commissioner David Ulibarri Jr.	Yes

PUBLIC INPUT

None at this time.

PRESENTATION – HOUSING AUTHORITY FINANCE REPORT

Natasha Martinez-Padilla, Finance Specialist presented the HA's Revenue and Expenditures comparison report through March 31, 2018. She stated 75% of the year has lapsed. Revenues are not where they should be, but in the ELOCCS account, all the Operating Subsidy is in there. The HA did receive about \$56,000, so that increased. She stated that last week they released another \$57,000 as well as the Capital Fund that were spent. With Expenses, the HA is keeping them generally low to make sure our cash balance can sustain our payables until we receive additional cash into our bank account.

Commissioner David Ulibarri Jr. asked regarding the expenses, if that is on the houses that need paint or doors. Mrs. Martinez-Padilla stated absolutely not. As work orders come in, the tenant's needs are taken care of. She stated that on the report provided in the packets by Interim Director Padilla, you can see that the work orders are down, so as long as the tenants are calling us with issues, they are being provided with what they need.

HOUSING DIRECTORS MONTHLY REPORT

Interim Housing Director Barbara Padilla stated, under unit maintenance, the Maintenance Department has been working on unit turnarounds, work orders and property upkeep, including trash pick-up and cutting of weeds. The Waiting List Manager is continuing work on qualifying and screening applicants, getting them prepared for move-in. The Housing Managers continue with day to day operations, including lease renewals, interim adjustments, annual and special inspections, and lease enforcement.

Interim Director Padilla stated that now with the Smoke Free deadline of May 31, 2018 quickly approaching, the Housing Authority has been preparing tenants as well as applicants, by informing them of this requirement. Applications have been updated to inform anyone interested in applying for Housing that we are a "Smoke Free Housing Property". Tenants are reminded at move-in, through monthly newsletters, annual recertifications and interim adjustments of the requirement, as well as signing the recently approved Smoke Free Policy that was approved by the Commission.

Under Training, Interim Director Padilla reported that Housing Staff continue to attend monthly safety training provided by the HR/Risk Management. We have 2 Maintenance Staff that will be attending hands on Electrical and Plumbing Maintenance in Albuquerque, NM on April 23rd thru April 27, 2018. The HA also has 2 Maintenance Staff and 3 Administrative Staff will be attending the annual New Mexico NAHRO (National Association of Housing and Redevelopment Officials) Conference in Ruidoso NM on May 8th thru May 11, 2018.

Under Projects, the Housing Authority has started the abatement process on the 4 buildings, 8 units that was part of the 2016 Capital Fund Project money. This was part of final obligation for our 2016 Capital Fund.

For the Compliance Monitoring Notification, Interim Director Padilla reported that On April 11, 2018 the Housing Authority received Commission approval to obligate our 2016 RHFF (Replacement Housing Factor Funds). This was part of our obligation with our response to finding No. 15. The Housing Authority has continued with the necessary procurement activities and contracts are in place, meeting the obligation deadline.

Interim Director Padilla reported that the HA had a Resident Advisory Board (RAB) Meeting this afternoon at 3:00pm and there will be a report on that shortly.

Interim Director Padilla stated she had included on the Commissioners work stations, pictures of some of Housings Units. The first pictures were taken at a move-out, showing how the unit was left by a tenant who moved out. The second pictures were taken after maintenance works on, and prepares the unit for a new move-in. Madam Chair Gurulé-Girón stated, good job.

Commissioner Barbara Casey asked what is done with items left in the units such as furniture and such. Interim Director Padilla stated it is disposed of. Commissioner Casey stated it looks as if they just up and leave and asked what if there is something useful left behind. Interim Director Padilla stated that unfortunately it is all disposed of. She stated the HA does make every effort to contact the residents giving them time to remove their belongings, which also saves on maintenance having to do it, as well as saves on the cost for disposal to the residents. Commissioner Casey stated in looking at the pictures of one of the move-out's, there is a hospital bed, which are very expensive. She stated she is shocked that people just leave things like that of value. Natasha Martinez-Padilla stated to the Commission that with that particular unit, there were special circumstances in which the HA had to have a hazmat team come in and abate this unit because of hazardous material left inside the unit. Commissioner Casey asked if people actually pay for the costs, and what happens if we don't know where they have gone. Interim Director Padilla stated in many cases we do have previous tenants who do leave a balance. Once again, their information all goes into the HUD database, showing they have a debt owed to a PHA and they will not qualify for any other Housing Program until the debt is paid off. She stated there are a lot of people who do pay their balance, even if it is in payments over time, because they do want to have a chance to have subsidized housing again. Interim Director Padilla stated there are times when the HA does not collect on old accounts. Commissioner Casey asked how much money does the HA loose every year from uncollected amounts. Interim Director Padilla stated she believes the last write off was approximately around \$12,000. The year prior was approximately \$4,000. She stated that the higher amount that year was due to an abatement, due to contamination of a unit involving drugs.

Commissioner Howell asked for the status of the resident who had his apartment burned. Interim Director Padilla stated that the person is no longer a tenant of Housing. She mentioned that because it is under investigation, that is still pending. Commissioner Howell asked if that is the same person whose father always complained about how his son is being treated. Interim Director Padilla stated, no. Commissioner Howell asked for the status of that situation, because they asked him to ask the HA about that. Interim Director Padilla stated the HA is in contact with the individual Commissioner Howell is speaking of, and as far as she knows, there are currently no issues. She stated the HA does deal with any issues they bring to their attention right away. She stated she is not aware of any issues or problems with these particular tenants and if there are issues, please tell them to let us know. Commissioner Howell stated he (tenant) has given compliments about you two, he just wanted to make sure they knew (Natasha Padilla and Barbara Padilla).

COMMISSIONERS REPORT

Tenant Commissioner Ember Davis reported to the Commission that today, April 18, 2018, she attended

the Las Vegas Housing Authority's Resident Advisory Board Meeting. She stated that at this meeting the Finance Specialist Natasha Padilla presented the changes to the Admissions and Continued Occupancy Policy better known as the ACOP, as well as the 2018 Annual Plan. She explained that 12 tenants participated including her. She stated that Mrs. Padilla spoke about the No Smoking Policy and the Crime Free Policy changes to the ACOP, as well as this year's annual plan which included the Mission statement of the Housing Authority which is:

"The City of Las Vegas Housing Authority provides safe, adequate, and affordable housing to low-income families, in an environment that fosters cultural preservation, self-sufficiency and community pride."

Tenant Commissioner Ember Davis stated that they then had open discussion about different issues in all sites and areas. She said that two main conversation topics were, assigned parking, which was a controversial topic that the group was split on. She stated that Mrs. Padilla said she would work with maintenance and office staff to try to resolve this issue, but a lot of it comes down to being courteous neighbors to one another. All in attendance agreed that every area may need to be looked at differently. Tenant Commissioner Davis stated that the second topic of discussion was security lighting and cameras. She stated that with new policies in place to protect lease upholding tenants, as a group, they felt additional lighting and exterior security cameras would be a deterrent for illegal activities to happen in all areas, as well as aid law enforcement in all neighborhoods.

Commissioner David Romero wanted to say to all the employees, he has been with them for 8 years and he is not leaving, because he will still be here in the community. He stated his son will be here and he thinks he will do a great job. Housing staff thanked Commissioner Romero

Commissioner Barbara Casey asked, based on Tenant Commissioner Ember Davis's report, saying that the residents discussed that lighting and security cameras are needed, she asked if the HA already has some now and it's not enough, or they are not in the right places. Natasha Martinez-Padilla stated, that the major problem tenants are having is illegal dumping. She stated people are driving into our properties and are putting sofas and mattresses into the dumpsters and then the tenants are not able to utilize the bins because they are full. Residents hope that if there are cameras around the dumpsters, it might help the situation. Mrs. Martinez-Padilla stated there is lighting around the walk areas and other areas, but the residents are thinking additional lighting around the trash areas might help. She stated that currently the HA does not have security cameras, but that is something in the HA's 5 year plan, but it might be moved up to this year's Capital Fund Budget.

Commissioner Howell asked about the comments that Ms. Griego made on the audit report in regards to the status of our Housing Authority. Interim Director Padilla stated that as of yet, the HA has not received a report. Commissioner Howell asked if there have been any discussions with Ms. Griego. Interim Director Padilla stated that when she was at the Housing Office on March 13th and 14th, that was the only time there was discussion about the Compliance Monitoring Review, but there were no decisions made that she is aware of. Commissioner Howell asked Interim Director Padilla if she had any sense of when her response or report would be done. Interim Director Padilla said she can ask Ms. Griego and will let the Commission know.

Commissioner David Ulibarri Jr. asked about fencing around the areas, has the HA thought about it. Interim Director Padilla stated the HA has thought about it and knows there are some tenants who would like fencing. She stated that several years ago, the HA did have a lot of fencing. The problem with fencing is the upkeep of it. If there is one little thing wrong with a part of a fence, the entire site is giggered and the Housing Authority loses points on the REAC (Real Estate Assessment Center) inspection. It is not cost effective and there are a lot of reasons why the HA does not allow fencing.

She stated the HA can and does have perimeter fencing in some areas, but not individual fencing. Commissioner Ulibarri stated he has been around the Housing and there are a lot of little roads that go back and forth and people who are driving through the back end of the property. Interim Director Padilla asked if Commissioner Ulibarri was talking about the Apache, Navajo area. He stated yes, on the back side. Interim Director Padilla stated, that is not an actual road. She informed the Commission that area does not belong to the Housing Authority. She said she knows there are tenants who are using it because they feel it is easier, however, the HA does have parking available for the tenants in the front. She stated that she can see about talking to the City to see if they may want to barricade that area so people cannot drive through there.

Commissioner Ulibarri asked if the fencing the HA used to have was chain link. Interim Director stated in most cases, yes it was chain link. He asked if the HA has thought about fencing or something that can keep that area from people going in and out. Interim Director Padilla stated that is something to think about and something that would be discussed at a Resident Advisory Board (RAB) Meeting. Those meetings are where the tenants bring their concerns or ideas to the table. Interim Director Padilla stated that in the RAB meeting, fencing was not an issue. She stated the tenants concerns were about parking and security and sidewalks. She stated the HA could look into fencing but can only do what they can do. Mrs. Martinez-Padilla advised the Commission that the HA has priced wrought iron fencing for some of the smaller sites, and the independent cost estimates, just for the raw materials alone is about \$12,000. If a contractor is to do it, there would be a much higher mark up on that. Mrs. Martinez-Padilla stated, the wrought iron fencing put up on New Mexico, Church and Colonias has been damaged by people crashing into it, and the HA is liable for having to replace it. She stated it is very expensive to repair the fencing, but it has to be done, again so the HA is not penalized on REAC inspections. She informed the Commission that the HA does have fencing in the 5 Year Plan. She stated that after the HA gets more units online, that is more Operating Subsidy coming in and that is more Capital Funds that will be allocated to the HA. With additional money, the HA can do additional projects. Commissioner Ulibarri stated he is pretty sure the HA could do it in places, to put a nice fence or whatever, because that would keep vandalism out. He said you talked about trash, and security. He stated, to him it looks a little bad. He stated he's seen a lot of housings and they have nice fences in the back, people are going in and out and it looks pretty raunchy sometimes. He said if you guys could do it in private plan or something it would be nice. Mrs. Martinez-Padilla stated there are a lot of items in the 5 Year Plan. The HA does not anticipate having to abate a unit because of hazardous material, but as the HA has to do that instead of a fence, different things end up being shuffled around based on the need. The ultimate goal is to keep the units safe and sanitary for our tenants and we need to ensure that is happening. She stated, fencing, sidewalks, fixing soffits and fascias, and other things are on the 5 Year Plan. The HA has to access the priorities.

Commissioner Ulibarri asked, how about security, how about the Police Department. Interim Director Padilla stated the HA does have 3 Units throughout Housing that are designated for Law Enforcement Officers to live in. She stated the HA meets with Law Enforcement every month and they give the HA reports on any activity that occurs on Housing Property. Having Law Enforcement living on PHA property has benefited the HA.

EXECUTIVE SESSION

None

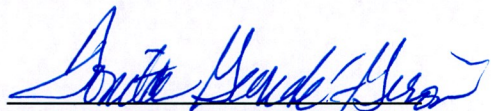
ADJOURN

Commissioner Barbara Casey made a motion to adjourn the meeting. Commissioner David Romero seconded the motion.

Madam Chair Gurulé-Girón asked for a roll call. Roll call was taken and reflected the following.

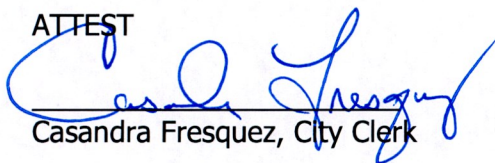
Commissioner Vince Howell	Yes
Commissioner Ember Davis	Yes
Commissioner David Romero	Yes
Commissioner Barbara Casey	Yes
Commissioner David Ulibarri Jr.	Yes

Barbara Padilla re-read the motion and advised the motion carried.



Madam Chair Tonita Gurulé-Girón

ATTEST



Casandra Fresquez, City Clerk